

**APPROVED 2-5-04**



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
JANUARY 22, 2004  
MINUTES**

**PRESENT:** Tom Silverman, Council Member  
E.L. Cortez, Vice Chairman  
Anne Gale, Design Member  
Jeremy Jones, Design Member  
Michael Schmitt, Design Member

**ABSENT:** Jeffery Schwartz, Planning Commission Member  
Michael D'Andrea, Design Member

**STAFF:** Jayna Shewak  
Bill Verschuren  
Suzanne Colver  
Tim Curtis

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Silverman at 1:00 p.m.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**OPENING STATEMENT**

**COUNCILMAN SILVERMAN** read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

**MINUTES APPROVAL**

January 8, 2004 DRB Minutes

**VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE JANUARY 8, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

**CONSENT AGENDA**

5-DR-2003#2                      Northsight Crossing Pad E  
Site plan & Elevations  
8680 E. Raintree Dr.  
Perlman Architects, Architect/Designer

76-DR-2003                      Ebbett Interiors  
Site plan & Elevations  
6919 E. 1<sup>st</sup> Avenue  
D G P Group Architects, P L C,  
Architect/Designer

(PULLED TO REGULAR AGENDA)

82-DR-2003                      6928 E. 5<sup>th</sup> Avenue Remodel  
Site plan & Elevations  
6928 E. 5<sup>th</sup> Avenue  
Phoenix Design Group LLC,  
Architect/Designer

6-PP-2003                      DC Ranch Parcels, 5.9b & 5.9c  
Preliminary Plan for Parcels 5.9b & 5.9c  
DC Ranch Planning Unit 5  
BBG Architects, Architect/Designer

1-DR-2004                      DC Ranch Parcels 5.9b & 5.9c Thematic  
Design  
Thematic Design Character for Parcels  
5.9b & 5.9c  
DC Ranch Planning Unit 5  
BBG Architects. Architect/Designer

**VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 5-DR-2003#2, 82-DR-2003, 6-PP-2003, AND 1-DR-2004 WITH THE ATTACHED STIPULATIONS.**

**MR. JONES** requested an amendment to the motion to have staff to continue to work on case No. 2 to verify the improvement of the wall around the trash enclosure.

**VICE CHAIRMAN CORTEZ** stated he would accept that amendment.

**SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

**REGULAR AGENDA**

76-DR-2003

Ebbett Interiors  
Site plan & Elevations  
6919 E. 1<sup>st</sup> Avenue  
D G P Group Architects, P L C,  
Architect/Designer

**MS. COLVER** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**MS. SHEWAK** stated the Board would like to ask the applicant about their decision to stick with the colors they have proposed for the building.

**DAN NOSTDAHL**, DGP Group Architects, stated the owner Jerry Ebbett chose colors for the building to fit in with the context of the neighborhood. He further stated that he had told the owner that the brown colors were a concern at the study session but he didn't seem to think that was something he wanted to change. He remarked that the owner is an interior designer and a colorist a professional in this line of work that knows colors well so he felt his choices were solid and wanted to resubmit them on final application to see if they could go through.

**MS. GALE** stated that Jerry Ebbett is highly respected in this community as a fine designer and has a great sense of color and the colors are wonderful for the building. She further stated her question of Jerry was this is a great opportunity to create a neighborhood as opposed to two buildings sitting side by side. She noted that she thought that these colors are in conflict with the colors of the building next door the wonderful not exactly terra cotta an almost red. She further noted that it seems like a bit of a lost opportunity. She commented that there is no way that she can object to his choice of colors because they are certainly keeping with everything that is now in downtown Scottsdale. She further commented she felt that downtown Scottsdale should grow away from the continual application of beige and brown because their opportunity to be different in downtown Scottsdale is to use color. In downtown Scottsdale, they can focus

on a more dramatic and interesting cityscape with the use of color. She concluded that she would support the building it is wonderful. She added she would support his choice of colors but she would ask him to rethink this and see if he can help them develop neighborhoods rather than separate buildings.

**MR. NOSTDAHL** stated he can be the messenger for that. He further stated that he knows Mr. Ebbett stays away from trends and he would like the color choice to be timeless and very ongoing and that is what he found in these colors that they would be fairly long term that they would not become a dated scheme. He noted he thought that he might get tired of the red scheme next door. He further noted that this is his style and that is what he wants to portray to his customers.

**MR. JONES** inquired about the height of the doors. Mr. Nostdahl replied the gates are 10 or 12 feet high.

Mr. Jones commented that he liked the back alley elevations.

**MR. SCHMITT** inquired if the windows were reflective mirrored glass windows. Mr. Nostdahl replied in the negative stating they would be a bronze glass with a dark finish.

Mr. Schmitt stated that he really likes the development of the front courtyard because it will lend it self to an active environment and make a dual use of that public space in the front. He further stated that he would concur with Board member Gale about the colors because there may be some opportunity that would be lost here. The informal building setting reminds him of something you might see in Mexico and things are very colorful there and it makes it a fun place. He added that he understands the concerns and would not object to it on that merit.

**VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 76-DR-2003 WITH THE ADDED STIPULATION THAT THE ARCHITECT AND APPLICANT RESTUDY THE COLORS AND HAVE THOSE RETURN TO THE BOARD FOR APPROVAL. SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).**

#### **ELECTION OF VICE CHAIRMAN**

**MS. SHEWAK** reviewed the role of the Vice Chairman. She stated the four publicly appointed members could make a nomination and vote. She noted that Councilman Silverman does not vote.

**MS. GALE NOMINATED E.L. CORTEZ AS VICE CHAIRMAN OF THE DEVELOPMENT REVIEW BOARD. SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0) WITH  
COUNCILMAN SILVERMAN ABSTAINING.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:25 p.m.

Respectfully Submitted

"For the Record" Court Reporters